

MATANUSKA SUSITNA BOROUGH  
COMMUNITY DEVELOPMENT DEPARTMENT  
LAND AND RESOURCE MANAGEMENT DIVISION  
BOROUGH FARM CONSERVATION PLAN

Pursuant to MSB Title 13, MSB Title 23, and Alaska Statute 9.45.235 Agricultural operations

MSB \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ (HOME) \_\_\_\_\_ (MOBILE)

This Farm Conservation Plan (FCP) is required as a condition of the Agricultural Covenants, Conditions, and Restrictions within the contract or deed, summarizes the purchaser's/owner's commitment to proper agricultural land use and conservation practices, which are represented graphically on the attached parcel map and supplementary written narrative. When approved by the Borough Manager, this plan remains with the property title as currently approved or subsequently amended.

**COVENANTS:**

1. The owner of this parcel agrees to inform himself or herself of the relevant Borough Code under which this agricultural property was sold and all associated conditions of sale/conveyance addressed in the brochure, sale contract, covenants, conditions, and restrictions (CCRs), and to abide by all covenants and restrictions listed therein.
  
2. The purchaser is required to use management practices reasonably designed to prevent pollution of water and to prevent soil erosion greater than applicable soil loss tolerances estimated by USDA Natural Resource Conservation Service guidelines.
  
3. To the extent that development takes place, the owners agree to develop in conformance with this plan. This plan may be modified upon request of the purchaser by the same administrative process required for approval of the original plan.
  
4. The purchaser/owner understands that a Farm Conservation Plan developed individually or in conjunction with, a review by the Soil and Water Conservation District and approved by the Matanuska Susitna Borough Manager may not fulfill USDA requirements for funding resource applications. The Borough recommends, but does not require the purchaser/owner consult Natural Resource Conservation Service for assistance in developing a Borough Farm Conservation Plan.

A Farm Conservation Plan must be updated **prior** to any significant changes on or to the property including, but not limited to, the amount of acres cleared/planted, new farm roads, or buildings/structures not indicated on the current plan. Covenants, Conditions, and Restrictions for Borough property sold under Title 13 convey only the Agricultural Rights and any transfer of those rights requires consent of the Borough, which require Assembly approval or Manager's Decision depending on the CCRs that run with the property.

If an agricultural parcel is subdivided, a new Borough Farm Conservation Plan must be submitted for each parcel created by the subdivision of the original parcel. The new plan(s) must be approved prior to subdivision and platting actions.

A properly completed plan will address such permanent conservation objectives as:

- 1) Protection of wetland, streams, and related water resources of the land;
- 2) Protection of highly erodible land, farmsteads, animal rest areas, etc. with conservation practices such as effective wind barriers (natural or planted wind breaks), permanent cover crops, and proper location of improvements.

The following is a SUMMARY of the information required to complete a FCP .

- 1) A written narrative describing the planned development and conservation measures to be employed as shown on the required map. The narrative must provide details about the improvements; including the primary agricultural use of any structure, and any planned secondary uses.
- 2) Structures, such as barns and shops, used for agricultural purposes, may be used for commercial purposes if it does not interfere with the primary, agriculture-related purpose.
- 3) A physical resource map indicating;
  - a) Map scale;
  - b) Soil types
  - b) Clearing configuration, use, and acreage;
  - c) If the agricultural use does not require clearing, i.e. birch syrup production, greenhouse, hoop house, low tunnel, organic niche farming, peony production, wind generation, etc., the diagram will include such information;
  - c) Real property (houses, barns, fences etc.) improvement locations, type, and size;
  - d) Access/farm roads, legal easements, setbacks, physical features such as water bodies, or planned physical features such as stock ponds or irrigation ditches.

Type of Ag planned:  Field crops  Food animals  Birds/Bees  Hoop/Greenhouse  
 Grazing  Other \_\_\_\_\_

Is clearing required?  Yes  No

Map scale _____	Acres	Map # of Improvement	Improvement Type	Size
Total Acres: _____	_____	_____	_____	_____
Soils types and classes	_____	_____	_____	_____
Cleared acres (planned)	_____	_____	_____	_____
Cleared acres (existing)	_____	_____	_____	_____
Cropland acres (planned)	_____	_____	_____	_____
Cropland acres (existing)	_____	_____	_____	_____
Pasture acres (planned)	_____	_____	_____	_____
Pasture acres (existing)	_____	_____	_____	_____

Con't.	Acres	Map # of Improvement	Improvement Type	Size
Primary improvement site (planned)	_____	_____	_____	_____
Primary improvement site (existing)	_____	_____	_____	_____
Real property: house, barns, fences	_____	_____	_____	_____
Greenhouse/hoop house/low tunnel	_____	_____	_____	_____
Access/farm roads	_____	_____	_____	_____
Legal easements	_____	_____	_____	_____
Setbacks	_____	_____	_____	_____
Stock ponds/lakes/creeks	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

As the purchaser/owner of MSB \_\_\_\_\_, I am aware of the requirement in my contract, deed, or CCRs to operate the farm in accordance with an approved Farm Conservation Plan and that any modification may require a modification to an existing Farm Conservation Plan.

I have reviewed this plan with the Soil and Water Conservation District and agree to operate the farm according to this Plan. The plan shows all improvements/structures currently on the property and the attached narrative explains their primary agricultural use as well as any secondary uses.

\_\_\_\_\_  
Purchaser/owner signature

\_\_\_\_\_  
Purchaser/owner signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

I approve this Farm Conservation Plan.

\_\_\_\_\_  
MSB Manager

\_\_\_\_\_  
Date approved

IF APPLICABLE

The \_\_\_\_\_ Soil and Water Conservation District has reviewed this Farm Conservation Plan for MSB \_\_\_\_\_ and believes that it, including any attached comments and recommendations, fulfills the requirements of MSB Title 13 or Title 23 as well as Alaska Statute 09.45.235 for a conservation plan implemented in cooperation with the district. By signing a plan that modifies an existing plan, the District asserts that the new plan accurately reflects the present state of the farm including all structures, physical features, cleared fields, greenhouse(s), hoop house(s), low tunnel(s), grazing, birds/bees, or other agricultural production as specified, and conservation measures currently in place as well as indicating the planned changes. District staff has verified the accuracy of the information provided.

Soil and Water Conservation District Comments and/or Recommendations:  
(Attach a separate sheet, if needed.)

Reviewed by the \_\_\_\_\_ Soil and Water Conservation District on \_\_\_\_\_.  
Date reviewed

\_\_\_\_\_  
SWCD Chair

MATANUSKA SUSITNA BOROUGH  
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Purchaser/Owner \_\_\_\_\_ Date \_\_\_\_\_

Scale \_\_\_\_\_ Total acres \_\_\_\_\_ Conservation District \_\_\_\_\_

Location (community, project area, neighborhood)

Please show nearby roads or other identifiable features to help locate the parcel

A large, empty rectangular box with a thin black border, intended for drawing or mapping the parcel and its surroundings.

